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Doc#: 2424802307 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/4/2024 2:44 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

**TBK Bank, SSB
Elgin Illinois Branch
3151 US Highway 20
Elgin, IL 60124**

SEND TAX NOTICES TO:

**BEST BANQUETS, INC.
1700 S Elmhurst Road
Mt Prospect, IL 60056**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**Norma Swanson, Loan Processing Specialist
TBK Bank, SSB
3151 US Highway 20
Elgin, IL 60124**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 11, 2024, is made and executed between 1700 S ELMHURST LLC, an Illinois limited liability company, whose address is 1700 S Elmhurst Rd, Mt Prospect, IL 60056 (referred to below as "Grantor") and TBK Bank, SSB, whose address is 3151 US Highway 20, Elgin, IL 60124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 11, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 12, 2019 as Document No. 1919306086 in Cook County, IL.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Cook County, State of Illinois:

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 477.78 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT NUMBER 15716544, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE WEST LINE OF ELMHURST ROAD, SAID WEST LINE BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT, 772 FEET THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4, 270.28 FEET TO A POINT ON THE NORTH LINE OF WALL STREET AS DEDICATED PER THE PLAT OF LAKE CENTER PLAZA, BEING A SUBDIVISION OF A PART OF SAID LOT 4 IN LINNEMAN'S DIVISION, ACCORDING TO THE PLAT OF LAKE CENTER PLAZA THEREOF RECORDED JULY 1, 1988, AS DOCUMENT NUMBER 88291118; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 4, BEING THE NORTH

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MODIFICATION OF MORTGAGE

Loan No: 100662516

(Continued)

Page 2

LINE OF SAID WALL STREET, 46.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4, BEING THE EAST LINE OF SAID WALL STREET, 398.52 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE, BEING A CURVED LINE CONVEX EASTERLY, HAVING A RADIUS OF 532.07 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 46.58 FEET (THE CHORD OF SAID ARC BEARS SOUTH 2 DEGREES 30 MINUTES 28 SECONDS WEST 46.56 FEET) TO THE INTERSECTION OF THE NORTHEAST LINE OF LASALLE STREET AS DEDICATED IN SAID PLAT OF LAKE CENTER PLAZA; THENCE SOUTHERLY, SAID NORTHEAST LINE, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 233.00 FEET, AN ARC DISTANCE OF 73.28 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 72 DEGREES 25 MINUTES 08 SECONDS EAST 72.98 FEET); THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 33 SECONDS EAST, ALONG SAID NORTHEAST LINE, BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 104.65 FEET TO A POINT OF BEGINNING, THENCE NORTH 45 DEGREES 50 MINUTES 20 SECONDS EAST 512.45 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE OF ELMHURST ROAD FROM A POINT 430.04 FEET, AS MEASURED ALONG SAID WEST LINE, SOUTH OF THE INTERSECTION OF SAID WEST LINE OF ELMHURST ROAD WITH THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 09 MINUTES 40 SECONDS EAST, ALONG SAID LAST DESCRIBED RIGHT ANGLE LINE, 191.00 FEET, MORE OR LESS TO SAID WEST LINE OF ELMHURST ROAD; THENCE SOUTH 00 DEGREES 50 MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE OF ELMHURST ROAD 439.19 FEET TO A POINT ON SAID WEST LINE OF ELMHURST ROAD, A DISTANCE OF 439.19 FEET TO A POINT ON SAID WEST LINE OF ELMHURST ROAD, DISTANT 869.23 FEET, AS MEASURED ALONG SAID WEST LINE, SOUTH OF THE INTERSECTION OF ELMHURST ROAD WITH THE NORTH LINE OF SAID LOT 4, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 12 IN AFORESAID LAKE CENTER PLAZA; THENCE NORTH 89 DEGREES 09 MINUTES 40 SECONDS WEST, AT RIGHT ANGLES TO SAID WEST LINE OF ELMHURST ROAD BEING ALSO THE NORTH LINE OF SAID LOT 12, 394.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 63 DEGREES 24 MINUTES 33 SECONDS WEST, ALONG AFORESAID NORTHEAST LINE OF LASALLE STREET, 176.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1700 S Elmhurst Rd, Mt Prospect, IL 60056. The Real Property tax identification number is 08-23-203-040-0000.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows.

Add maturity date of the Note as October 9, 2024.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 100662516

Page 3

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 11, 2024.

GRANTOR:

BEST BANQUETS, INC.

By: Theodore G. Mavrikis, President of BEST BANQUETS, INC.

LENDER:

TBK BANK, SSB

X [Signature]
Authorized Signer

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

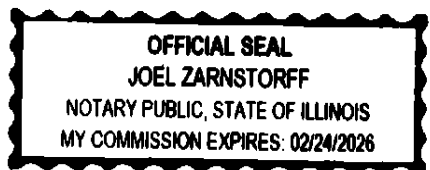
COUNTY OF Cook

)
) SS
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On this 30th day of August, 2024 before me, the undersigned Notary Public, personally appeared **Theodore G. Mavrikis, President of BEST BANQUETS, INC.** and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] Residing at McHenry, IL

Notary Public in and for the State of Illinois
My commission expires 2/24/26



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MODIFICATION OF MORTGAGE

Loan No: 100662516

(Continued)

Page 4

LENDER ACKNOWLEDGMENT

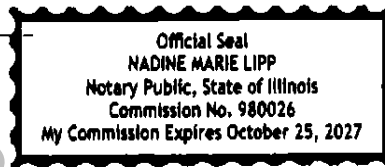
STATE OF Illinois)
) SS
 COUNTY OF De Kane)

On this 30th day of August, 2024 before me, the undersigned Notary Public, personally appeared Seel Zarnstorff and known to me to be the VP, Commercial Lending, authorized agent for **TBK Bank, SSB** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **TBK Bank, SSB**, duly authorized by **TBK Bank, SSB** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **TBK Bank, SSB**.

By Nadine Marie Lipp Residing at 35115 Hwy 20 Elgin, IL

Notary Public In and for the State of Illinois

My commission expires 10/25/27



Notary Public of Cook County Clerk's Office